



Elliot Heath
ESTATE AGENTS

10 Hillside Crescent, Stanstead Abbotts

Guide Price £475,000

10 Hillside Crescent

Stanstead Abbots, Ware

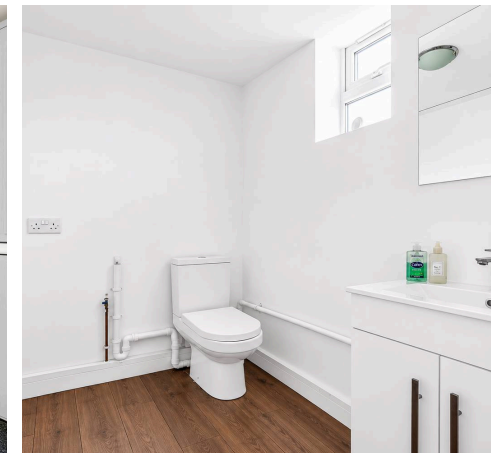
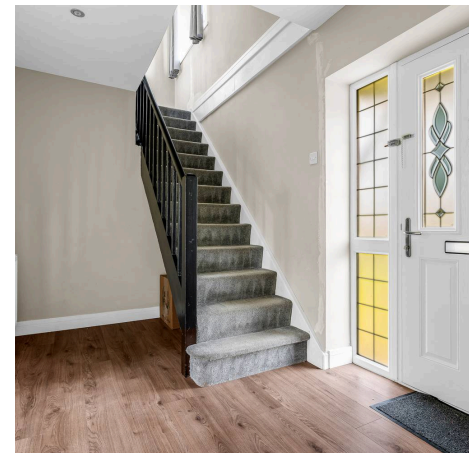
Extended & upgraded 3-bed family home with no onward chain. Quiet cul-de-sac, spacious accommodation, office, drive, garden, easy access to village amenities & station. Scope for further extension.

Council Tax band: B

Tenure: Freehold

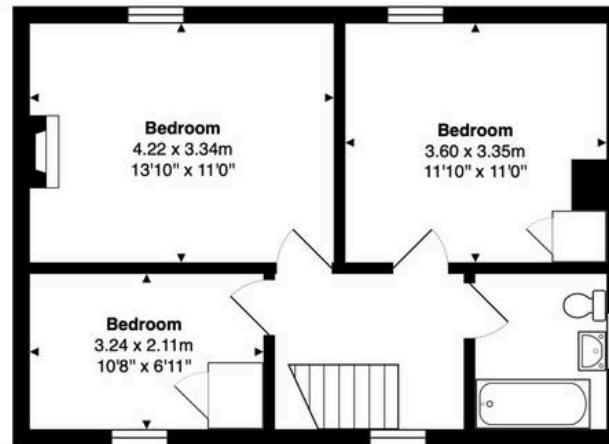
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor
Area: 63.0 m² ... 678 ft²



First Floor
Area: 45.0 m² ... 484 ft²

Total Area: 108.0 m² ... 1162 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With double glazed window to front aspect, stairs rising to first floor landing, wood flooring, radiator, door to:

Living Room

25' 10" x 10' 10" (7.87m x 3.31m)

With double glazed window and double doors opening onto the rear garden, feature fireplace, radiator, wood flooring, built in storage cupboard, door to:

Kitchen

12' 1" x 7' 1" (3.69m x 2.15m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space and plumbing for dishwasher, tiled splash back areas, wood flooring, door to:

Inner Hallway

With doors giving access to the front and rear of the property, doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc. vanity unit with inset wash hand basin, wood effect flooring, radiator.

Office

6' 10" x 11' 5" (2.09m x 3.48m)

With double glazed window to rear aspect, radiator.

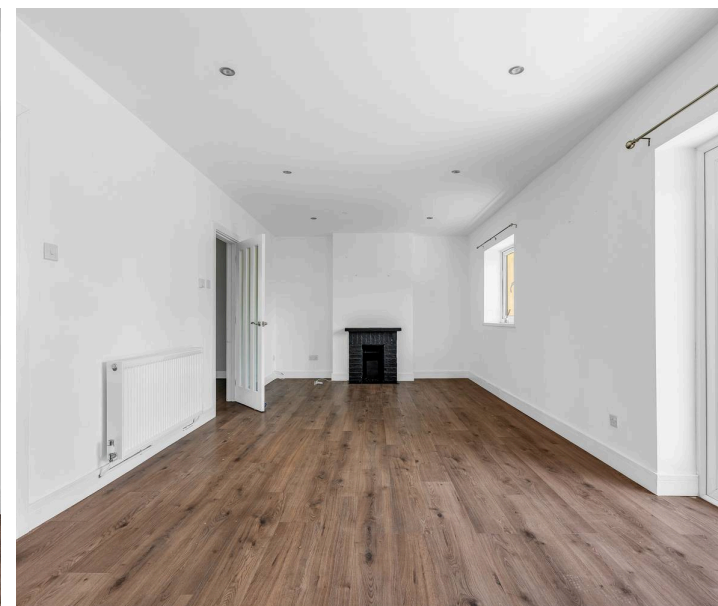
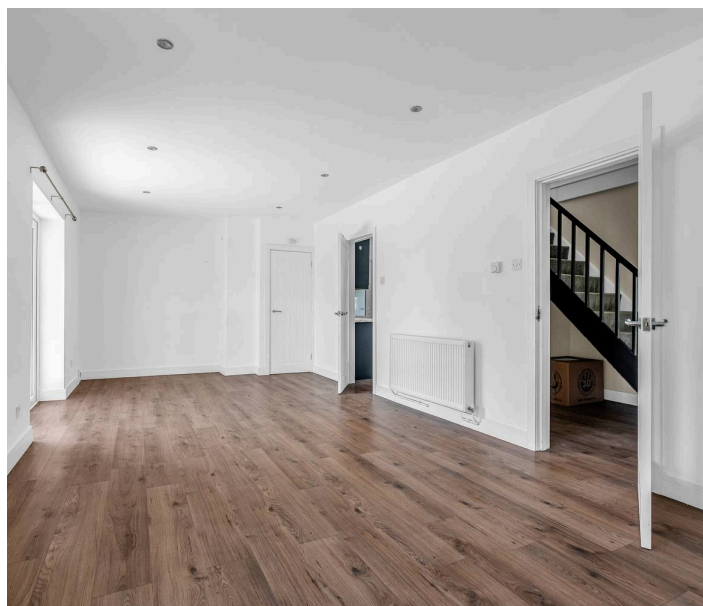
First Floor Landing

With double glazed window to front aspect, radiator, loft access, doors to:

Bedroom One

13' 10" x 10' 11" (4.22m x 3.34m)

With double glazed window to rear aspect, radiator, feature fireplace.



Bedroom Two

11' 10" x 11' 0" (3.60m x 3.35m)

With double glazed window to rear aspect, radiator, built in storage cupboard.

Bedroom Three

10' 8" x 6' 11" (3.24m x 2.11m)

With double glazed window to front aspect, radiator, built in storage cupboard.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.





FRONT GARDEN

Front garden laid to lawn with mature hedge border.

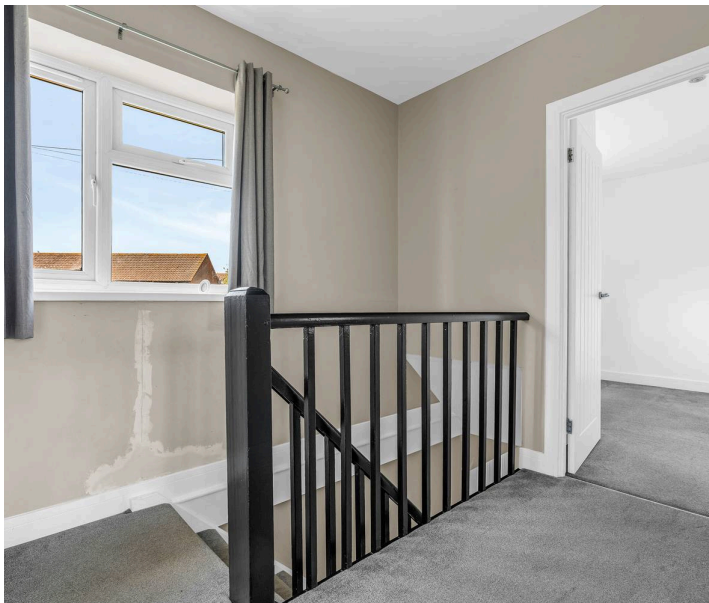
REAR GARDEN

The rear garden is of a good size mainly laid to lawn with patio seating area and timber garden shed.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking.





Elliot Heath Estate Agents

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